

ATTACHMENT #4

**Policy 1.7.1, Land Use Element, Tallahassee-Leon County Comprehensive Plan:
Low Density Residential Development Pattern**

INTENT - The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.

DENSITY/INTENSITY - Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

LOCATION - Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Low Density Residential development pattern shall have public street access.